150.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	656,100	/	656,100
USE VALUE:	656,100	/	656,100
ASSESSED:	656,100	/	656,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOURE BAKARY-BARRY
Owner 2:	TOURE CHIKAEBERE
Owner 3:	
Street 1:	10 LEDGEWOOD RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	HAYES PATRICK J -
Owner 2:	-
Street 1:	109 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 922 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4590.000	209,900		446,200	656,100
Total Card	0.105	209,900		446,200	656,100
Total Parcel	0.105	209,900		446,200	656,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 711.91 | /Parcel: 711.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98904
GIS Ref	
GIS Ref	
Insp Date	02/24/18

!11726!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,900	0	4,590.	446,200	656,100		Year end	12/23/2021
2021	101	FV	202,800	0	4,590.	446,200	649,000		Year End Roll	12/10/2020
2020	101	FV	202,800	0	4,590.	446,200	649,000	649,000	Year End Roll	12/18/2019
2019	101	FV	183,500	0	4,590.	418,300	601,800	601,800	Year End Roll	1/3/2019
2018	101	FV	183,500	0	4,590.	345,800	529,300	529,300	Year End Roll	12/20/2017
2017	101	FV	183,500	0	4,590.	317,900	501,400	501,400	Year End Roll	1/3/2017
2016	101	FV	183,500	0	4,590.	290,000	473,500	473,500	Year End	1/4/2016
2015	101	FV	171,800	0	4,590.	284,400	456,200	456,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:00:06

LAST REV

Date	Time
03/27/18	10:17:18
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES PATRICK J	47567-107		8/2/2006		469,000	No	No		
SULLIVAN MARY T	46610-249		12/6/2005		410,000	No	No		
	12445-57		6/1/1973		27,900	No	No		N

USER DEFINED

Prior Id # 1:	98904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/1996	537	Manual	4,455					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	197	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4590		Sq. Ft.	Site		0	80.	1.22	9									446,159						446,200	

Total AC/HA:	0.10537	Total SF/SM:	4590	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	446,159	Spl Credit		Total:	446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	62300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257833
Depreciation:	47957
Depreciated Total:	209876

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths: 1 HB

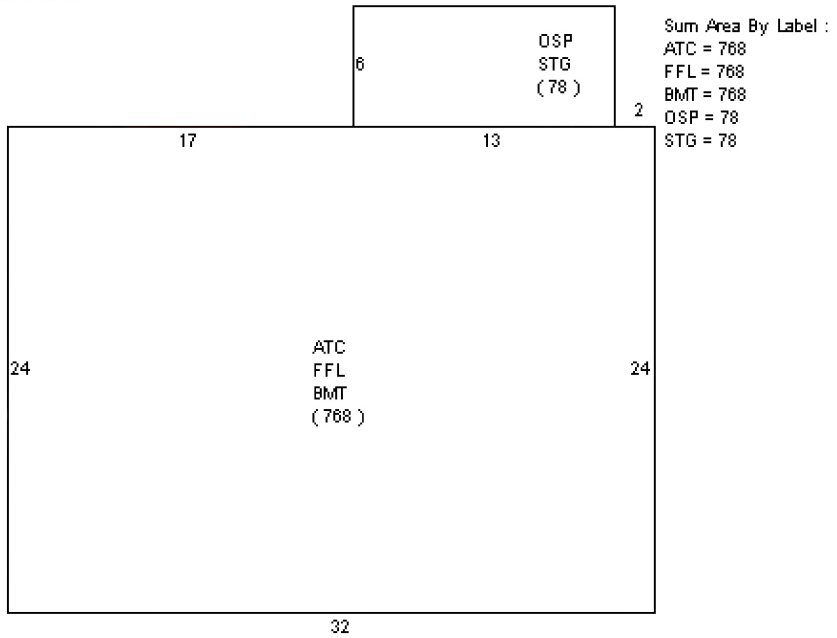
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	107.04
Final Total:	209900	Val/Su SzAd	202.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	50.090	38,467
FFL	First Floor	768	147.750	113,472
ATC	Attic	269	147.750	39,715
OSP	Screen Porch	78	41.210	3,214
STG	Storage	78	8.520	665

Net Sketched Area:	1,961			Total:	195,533
Size Ad	1036.7999	Gross Area	2460	FinArea	922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: